

# **Appendix L**

## **View Analyses**

## APPENDIX L

### VIEW ANALYSES

#### SEPA-DESIGNATED VIEWPOINTS

**Inventory of existing conditions.** Table L-1 provides an inventory of existing conditions at SEPA-designated viewpoints, identified because views from these locations could potentially be affected by proposed changes to height and density limits analyzed in the EIS. All 87 locations identified in SEPA as public viewpoints were surveyed to identify those with views that included the Downtown skyline. In addition, 10 locations specified in a recent amendment to SEPA for protection of Space Needle views were also considered. Locations lacking views of Downtown, or where the view was considered insignificant because of distance, obstruction by other development or natural features in the vicinity, or other factors, were eliminated from further consideration. The result of this initial screening is the list of viewpoints presented on the following chart, with locations indicated on Figure L-1 below. To better understand the nature of the view from each location, and the relationship to potential changes in the Downtown study area, each location was surveyed to determine what view features identified by SEPA for protection were visible. These views were further distinguished according to whether they were prominent or not; based primarily on assumptions about what views were likely to have provided the basis for the initial designation of each location as a SEPA viewpoint. Other available views are considered incidental or secondary to the prominent view(s) identified.

**Table L-1**  
**Summary of View Features from Relevant SEPA-Designated Viewpoints**

SEPA Designated Viewpoint	Significant natural or human-made features visible from viewpoint and within viewshed aligned with affected Downtown zones			
	Mountains	Bodies of Water	Downtown Skyline	View Protected Landmarks
1. Magnolia Elementary School Playground	<b>Prominent.</b> Mount Rainier view to the southwest	Elliott Bay; view to the west of Downtown skyline	<b>Prominent.</b> Distant Downtown skyline view to southeast; Queen Anne Hill blocks view of much of affected area of Downtown (Denny Triangle DMC and DOC 2 300' zones)	
2. Smith Cove Park	<b>Prominent.</b> Mount Rainier; view to the west	<b>Prominent.</b> Elliott Bay in foreground	Downtown skyline; view to south east	
3. Bhy Kracke Park*	Cascades; view to east--not in viewshed aligned with Downtown area	Lake Union; view to east--not in viewshed aligned with Downtown area	<b>Prominent.</b> View to south of Downtown skyline, includes Denny Triangle area	Camlin Hotel in Downtown view to south; Space Needle view to southwest not affected by conditions in study area
4. Kerry Park*	Cascades; view to east and further east of affected area. Mt Rainier view west of affected area	View to southwest of Elliott Bay and Puget Sound	<b>Prominent.</b> View to south of Downtown skyline, includes Denny Triangle area	<b>Prominent.</b> Space Needle view to south; Downtown skyline in background

SEPA Designated Viewpoint	Significant natural or human-made features visible from viewpoint and within viewshed aligned with affected Downtown zones			
	Mountains	Bodies of Water	Downtown Skyline	View Protected Landmarks
5. Colman Playground			View to northwest of Downtown skyline (DOC 1 and DOC 2 240' zones)	View to northwest of Pacific Medical Center
6. Alki Beach Park*	Views of Mt. Rainier and Olympic Mountains from different locations- -not in alignment with Downtown areas	<b>Prominent.</b> View east of Elliott Bay in foreground of Downtown skyline view; Puget Sound views to west	<b>Prominent.</b> View to east of Downtown skyline,	Space Needle visible as northward extension of Downtown skyline; Pacific Medical Center visible
7. Belvedere Viewpoint	Cascade Mountains visible to the southeast	<b>Prominent.</b> Elliott Bay in foreground of view east of Downtown skyline	<b>Prominent.</b> View to northeast of Downtown skyline,	Pacific Medical Center visible
8. Hamilton Viewpoint*		<b>Prominent.</b> Elliott Bay in foreground of view east of Downtown skyline; Puget Sound views to northwest	<b>Prominent.</b> View to northeast of Downtown skyline,	Space Needle visible as northward extension of Downtown skyline; Pacific Medical Center visible
9. Harbor Vista Park		<b>Prominent.</b> Elliott Bay in foreground of view east of Downtown skyline	<b>Prominent.</b> View to east of Downtown skyline,	Pacific Medical Center visible
10. Myrtle Street Reservoir			Distant northeast view of Downtown skyline	
11. West Crest Park	Mt. Rainier visible to southeast		Distant north view of Downtown skyline	
12. West Seattle Community Golf Course	Mt. Rainier visible to southeast	View of Elliott Bay obscured by trees	<b>Prominent.</b> View to northeast of Downtown skyline	
13. West Seattle Recreation Area	Mt. Rainier visible to southeast	View of Elliott Bay obscured by trees and development	View to northeast of Downtown skyline	Pacific Medical Center visible
14. West Seattle Rotary Viewpoint	Cascades visible to east	View of Elliott Bay obscured by trees and development	View to northeast of Downtown skyline between trees	Space Needle and Pacific Medical Center visible
15. Jose Rizal Park	Olympic Mountains visible to west and northwest	Elliott Bay/Puget Sound visible to west and northwest	<b>Prominent.</b> Downtown skyline to northwest (DOC 1 and DOC 2 240' area)	
16. 12 <sup>th</sup> Avenue South Viewpoint	Olympics visible to northwest	Elliott Bay visible to northwest above trees	View to north of Downtown skyline above trees	
17. U.S. Public Health Service Hospital (Pacific Medical Center)			<b>Prominent.</b> Downtown skyline to north (DOC 1 and DOC 2 240' area)	
18. Volunteer Park Water Tower			Distant view of Downtown skyline to southwest	

SEPA Designated Viewpoint	Significant natural or human-made features visible from viewpoint and within viewshed aligned with affected Downtown zones			
	Mountains	Bodies of Water	Downtown Skyline	View Protected Landmarks
19. Four Columns Park	Limited view of Olympic Mountains to northwest		<b>Prominent.</b> Downtown skyline to west and northwest in immediate foreground	Views to west and northwest of Camlin Hotel and Queen Anne High School
20. Harborview Hospital Viewpoint	Olympics visible to west; Mt. Rainier visible to south	Sliver of Elliott Bay visible to west	<b>Prominent.</b> Downtown skyline to west and northwest in immediate foreground	Pacific Medical Center visible to south and Trinity Church visible to northeast
21. Kobe Terrace/ International District Community Garden	Olympics visible to west	Sliver of Elliott Bay visible to west	Downtown skyline visible to north through park	Pacific Medical Center visible to southeast
22. Myrtle Edwards Park*	Olympics visible to northwest; Mt. Rainier visible to south	<b>Prominent.</b> Views of Elliott Bay to west and southwest	View west of Belltown development; <b>Prominent</b> view southwest of Downtown core skyline	Space Needle visible above development to east
23. Victor Steinbrueck (Market) Park	Mt Rainier visible to south; Olympics visible to northwest	<b>Prominent.</b> Views of Elliott Bay/Puget Sound to west, northwest and southwest	<b>Prominent</b> view southeast of Downtown core skyline	Terminal Sales Building visible to east
24. Waterfront Park	Olympics visible to west and northwest	<b>Prominent.</b> Views of Elliott Bay/Puget Sound to west, northwest	<b>Prominent</b> view southeast of Downtown core skyline	
25. Newton Street-end Park		<b>Prominent.</b> View to west of Lake Union in foreground	Downtown skyline view to south over pier structure	
26. Gasworks Park*		<b>Prominent.</b> View to south of Lake Union in foreground	<b>Prominent</b> view south of Downtown skyline	Space Needle visible at west end of Downtown skyline panorama
27. Banner Place	Olympics and Green Lake visible to west		Distant Downtown skyline view to south aligned with I-5 corridor	
28. Olympic Sculpture Park*	NA	NA	NA	Space Needle visible
29. Seattle Center*	NA	NA	NA	Space Needle visible
30. Volunteer Park*	NA	NA	NA	Space Needle visible
31. Seacrest Park*	NA	NA	NA	Space Needle visible

\*public places specified for public view protection of Space Needle

**Summary of potential impacts.** Table L-2 summarizes potential impacts of the four alternatives analyzed in the EIS on views from the selected SEPA viewpoints. In large part, this assessment was based on 3-D studies of development on sites likely to be available within the next 20, with projected development reflecting the proposed zoning changes for each alternative. Various panoramic “birdseye” views and selected ground views were used to assess how new development would generally alter existing viewing conditions. For each location studied, the focus of the analysis was on impacts to the prominent views identified in the initial survey presented above. Table L-2 below summarizes the results of this analysis.

**Table L-2**  
**Summary of View Impacts from Relevant SEPA-Designated Viewpoints**

SEPA Designated Viewpoint	Specific View Elements Affected by Alternative			
	Alternative 1	Alternative 2	Alternative 3	Alternative 4
<b>1. Magnolia Elementary School Playground</b>	New buildings fill in Downtown core skyline and extend west towards water, although "stepping down" profile to the water will be maintained.	Similar to Alt 1, although lower heights closest to Elliott Bay.	Similar to Alt 1, although lower heights closest to Elliott Bay.	Similar to Alt 1, although lower heights closest to Elliott Bay.
<b>2. Smith Cove Park</b>	Minimal impact on skyline view.	Similar to Alt 1	Similar to Alt 1	Similar to Alt 1
<b>3. Bhy Kracke Park*</b>	No impact on Cascades or Lake Union view to east; No impact on Space Needle view; View of Camlin Hotel** likely to be obstructed; New highrise development in foreground of existing skyline view.	Similar to Alt 1, except lower building heights in Denny Way vicinity.	Similar to Alt 1, except lower building heights in Denny Way vicinity.	No regulatory changes, but view impacts from future development similar to Alt 1.
<b>4. Kerry Park*</b>	Additional obscuring of Cascade Mt foothills behind Denny Triangle growth; new highrise development in foreground of existing skyline view. Mt. Rainier view not affected.	Similar to Alt 1, except lower building height in Denny Way and 1 <sup>st</sup> /Western Ave. vicinity.	Similar to Alt 1, except lower building height in Denny Way vicinity.	No regulatory changes, but view impacts from future development similar to Alt 1.
<b>5. Colman Playground</b>	Additional "filling in" of Downtown core skyline likely.	Similar to Alt 1	Similar to Alt 1	Similar to Alt 1
<b>6. Alki Beach Park*</b>	No impact on Mt. Rainier, Olympic Mountains or Space Needle views; New buildings added to Downtown core skyline and extending and filling in skyline silhouette further north.	Similar to Alt 1, except lower building height in Denny Way vicinity.	Similar to Alt 1, except lower building height in Denny Way vicinity.	Similar to Alt 1, except lower building height in most of Downtown.
<b>7. Belvedere Viewpoint</b>	New buildings extend and fill in skyline silhouette north of office core; Additional obscuring of Cascade Mts behind Denny Triangle growth; No impact on Pac.Med Center view.**	Similar to Alt 1, except lower building height in Denny Way and the 1 <sup>st</sup> /Western Ave. vicinity.	Similar to Alt 1, except lower building height in Denny Way vicinity.	Similar to Alt 1, except lower building height in most of Downtown.
<b>8. Hamilton Viewpoint*</b>	No impact on Space Needle views or on view of Pacific Medical Center;** New buildings extend and fill in skyline silhouette further north	Similar to Alt 1, except lower building height in Denny Way vicinity.	Similar to Alt 1, except lower building height in Denny Way vicinity.	Similar to Alt 1, except lower building height in most of Downtown.
<b>9. Harbor Vista Park</b>	No impact on Pac.Med Center view** New buildings extend and fill in skyline silhouette further north.	Similar to Alt 1, except lower building heights in Denny Way vicinity.	Similar to Alt 1, except lower building height in Denny Way vicinity.	Similar to Alt 1, except lower building height in most of Downtown.
<b>10. Myrtle Street Reservoir</b>	Distant skyline view—minimal impact.	Similar to Alt 1	Similar to Alt 1	Similar to Alt 1
<b>11. West Crest Park</b>	Distant skyline view--minimal impact.	Similar to Alt 1	Similar to Alt 1	Similar to Alt 1

**Table L-2 (continued)**

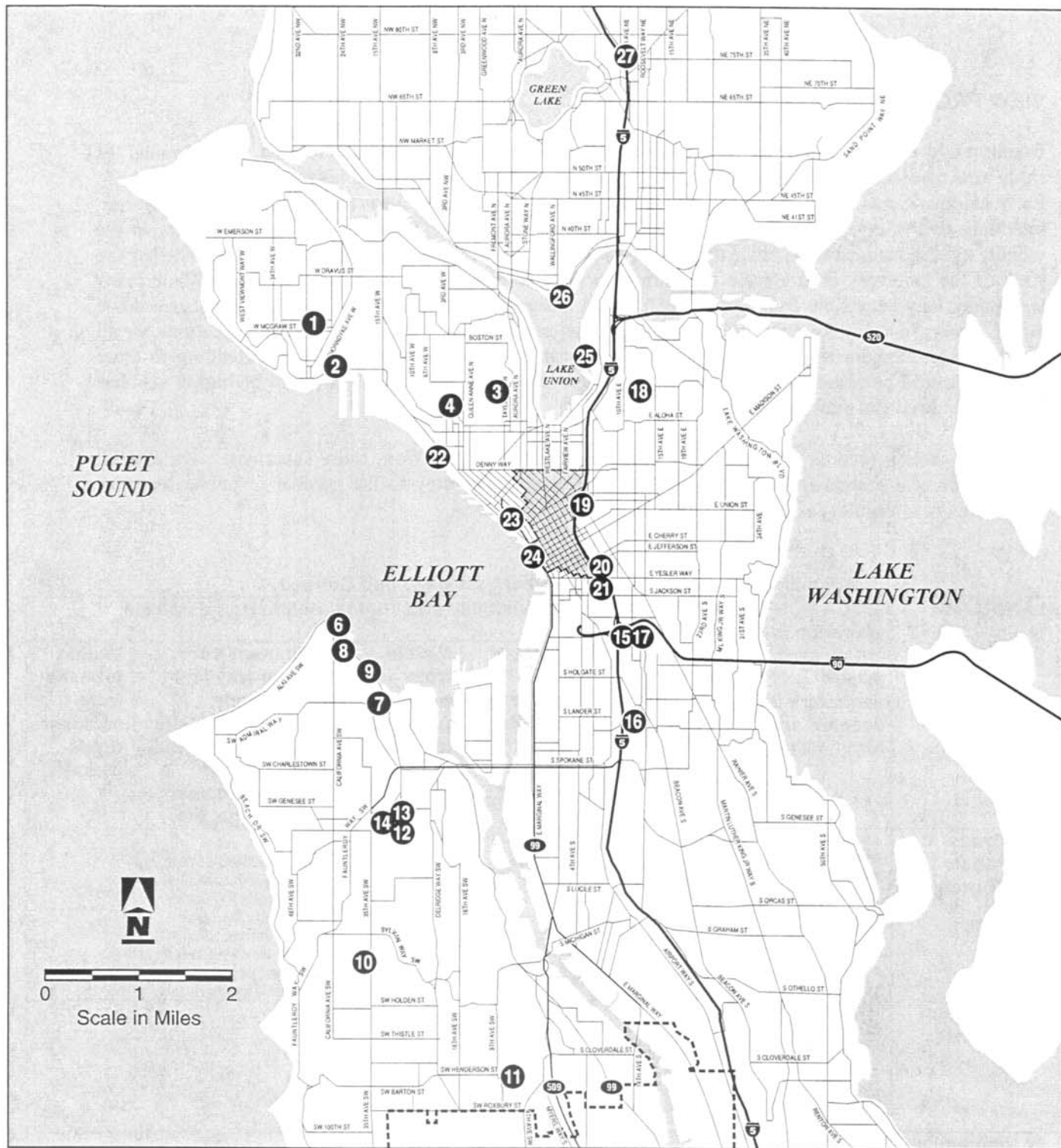
SEPA Designated Viewpoint	Specific View Elements Affected by Alternative			
	Alternative 1	Alternative 2	Alternative 3	Alternative 4
<b>12. West Seattle Community Golf Course</b>	Additional filling in of skyline silhouette with new buildings.	Similar to Alt 1	Similar to Alt 1	Similar to Alt 1
<b>13. West Seattle Recreation Area</b>	Additional filling in of skyline silhouette with new buildings; No impact on view of Pac.Med Center.**	Similar to Alt 1	Similar to Alt 1	Similar to Alt 1
<b>14. West Seattle Rotary Viewpoint</b>	Additional filling in of skyline silhouette with new buildings; No impact on Pac.Med Center view.**	Similar to Alt 1	Similar to Alt 1	Similar to Alt 1
<b>15. Jose Rizal Park</b>	Buildings added to Downtown office core skyline; No impact on Olympic Mts. or Elliott Bay/Sound views to west/northwest, although slightly taller buildings could extend closer to the waterfront in Western Avenue vicinity.	Similar to Alt 1 except no change to height limits in Western Avenue vicinity.	Similar to Alt 1 except no change to height limits in Western Ave. vicinity.	Similar to Alt 1 except no change to height limits in Western Ave. vicinity.
<b>16. 12<sup>th</sup> Avenue South Viewpoint</b>	Minimal impact on skyline view.	Similar to Alt 1	Similar to Alt 1	Similar to Alt 1
<b>17. U.S. Public Health Service Hospital (Pac. Med Center)</b>	Minimal impact on skyline view.	Similar to Alt 1	Similar to Alt 1	Similar to Alt 1
<b>18. Volunteer Park Water Tower</b>	Additional buildings added to Downtown core skyline view, extending the skyline silhouette northward.	Similar to Alt 1	Similar to Alt 1	Similar to Alt 1
<b>19. Four Columns Park</b>	Additional obscuring of Olympic Mt. views to northwest; probable obscuring of views to Camlin Hotel** & Queen Anne High School** ; New highrise development in foreground of existing skyline view.	Similar to Alt 1, except no change to height and density limits in DMC zones should result in slightly less impact	Similar to Alt 1, except maintaining current height and density limits in DOC 2 zone east of 8 <sup>th</sup> Avenue and DMC zones, and additional limits on bulk in area proposed for residential-oriented designation should result in slightly less impact	Similar to Alt 1, except maintaining current height and density limits in DOC 2 and DMC zones should result in slightly less impact
<b>20. Harborview Hospital Viewpoint</b>	Possible partial impairment of Elliott Bay views; future highrise buildings on a couple of lots would extend building masses further south.	Similar to Alt 1, changes to DOC 1 and DOC 2 240 zone the same in both alternatives	Similar to Alt 1, except maintaining existing height and density limits in DOC 2 240 zone should result in slightly less impact.	Similar to Alt 1, except maintaining current height and density limits in DOC 1 and DOC 2 240 zones should result in slightly less impact
<b>21. Kobe Terrace/ Internat. District Commun. Garden</b>	No impact.	Same as Alt 1	Same as Alt 1	Same as Alt 1

**Table L-2 (continued)**

<b>SEPA Designated Viewpoint</b>	<b>Specific View Elements Affected by Alternative</b>			
	<b>Alternative 1</b>	<b>Alternative 2</b>	<b>Alternative 3</b>	<b>Alternative 4</b>
<b>22. Myrtle Edwards Park*</b>	No impact on Elliott Bay views; no impact on Olympic Mt. views to northwest or Mt. Rainier views south; no impact on Space Needle views; new buildings added to Downtown core skyline view.	Same as Alt 1	Same as Alt 1	Same as Alt 1
<b>23. Victor Steinbrueck (Market) Park</b>	No impact on views of Mt. Rainier to south or Olympic Mts. to northwest; potential for taller structure behind Terminal Sales Building**; new buildings added to Downtown core skyline view.	Similar to Alt 1, except no increases to height and density limits in area around Terminal Sales Building, which would result in somewhat less impact	Similar to Alt 2, except with no increases to height and density limits; additional bulk controls for development north of Virginia Street may further reduce impacts	Similar to Alt 2
<b>24. Waterfront Park</b>	No impact on Elliott Bay/Puget Sound views to west; new buildings added to Downtown core skyline view.	Similar to Alt 1	Similar to Alt 1	Similar to Alt 1
<b>25. Newton Street-end Park</b>	New highrise development in the foreground of existing skyline view.	Similar to Alt 1, except lower building heights in Denny Way vicinity.	Similar to Alt 1, except lower building heights in Denny Way vicinity.	Similar to Alt 1, except lower building heights in most of Downtown.
<b>26. Gasworks Park*</b>	No impacts on Space Needle view; new highrise development in the foreground of existing skyline.	Similar to Alt 1, except lower building heights in Denny Way vicinity.	Similar to Alt 1, except lower building heights in Denny Way vicinity.	Similar to Alt 1, except lower building heights in most of Downtown.
<b>27. Olympic Sculpture Park*</b>	No impact on Space Needle view.	Same as Alt 1	Same as Alt 1	Same as Alt 1
<b>28. Seattle Center*</b>	No impact on Space Needle view.	Same as Alt 1	Same as Alt 1	Same as Alt 1
<b>29. Volunteer Park*</b>	No impact on Space Needle view.	Same as Alt 1	Same as Alt 1	Same as Alt 1
<b>30. Seacrest Park*</b>	No impact on Space Needle view.	Same as Alt 1	Same as Alt 1	Same as Alt 1

\*Public places specified for public view protection of Space Needle.

\*\* Designated landmark structures specified for view protection.



## Public Viewpoints of Downtown Seattle

FIGURE L-1

### Affected Area

- |  |   |  |                                      |
|--|---|--|--------------------------------------|
| 1. Magnolia Elementary School Playground | 9. Harbor Vista Park                        | 17. U.S. Public Health Service Hospital (Pacific Medical Center) | 23. Victor Steinbrueck (Market) Park |
| 2. Smith Cove Park                       | 10. Myrtle Street Reservoir                 | 18. Volunteer Park Water Tower                                   | 24. Waterfront Park                  |
| 3. Bhy Kracke Park                       | 11. West Crest Park                         | 19. Four Columns Park  | 25. Newton Street-end Park           |
| 4. Kerry Park                            | 12. West Seattle Community Golf Course      | 20. Harborview Hospital Viewpoint                                | 26. Gasworks Park                    |
| 5. Colman Playground                     | 13. West Seattle Recreation Area            | 21. Kobe Terrace/International District Community Garden         | 27. Banner Place                     |
| 6. Alki Beach Park                       | 14. West Seattle Rotary Viewpoint           | 22. Myrtle Edwards Park  |                                      |
| 7. Beveledere Viewpoint                  | 15. Jose Rizal Park                         |  |                                      |
| 8. Hamilton Viewpoint                    | 16. 12 <sup>th</sup> Avenue South Viewpoint |  |                                      |

© 2001 City of Seattle,  
all rights reserved. No warranties of any sort,  
including accuracy, fitness or merchantability,  
accompany this product.



## VIEW PROTECTED LANDMARKS

**Inventory of existing conditions.** Twenty-three Seattle designated landmarks located in and around the study area meet the criteria provided in SEPA for identifying view protected landmarks (see Figure L-2). Each landmark was surveyed to determine the degree of visibility from a range of public locations, including SEPA designated public viewpoints, scenic routes, public parks, and public streets in the vicinity of the landmark. Views from public streets are further distinguished according to whether the view of the landmark is limited to the immediate area or extends over a greater distance. While many landmarks may be visible from some locations on designated scenic routes, or for some distance down public streets, it is unlikely that view protection was intended to extend to all of these locations for all view protected landmarks. It would be more reasonable to assume that protection extending to these locations would be reserved for especially prominent structures, consciously sited to be highly visible--such as Pac Med Hospital atop Beacon Hill.

Table L-3 below records whether or not the landmark is visible from these locations. The overall prominence of a particular landmark can then be deduced according to the number of public locations from which it is visible, and relative importance of these locations.

**Table L-3**  
**Summary of View-Protected Landmark Visibility and Context**

LANDMARK	LOCATION (location in study area where landmark is located and/or visible)	Extent of landmark's visibility and context defining prominence				
		Visible from SEPA viewpoint or park	Visible at some location on SEPA Scenic Route	Visible from public park not identified in SEPA	Prominent from right-of-way and visible from beyond immediate area due to special conditions of alignment, street grid change, etc.	Visible primarily from adjacent rights-of-way
1. <b>Trinity Parish Church</b>	Located outside affected area; visible from eastern edge DOC 2 240 and DOC 1 450	<b>X</b> Harborview Viewpoint	<b>X</b> I-5, 5 <sup>th</sup> Ave		<b>X</b> Though located outside study area, the steeples are visible along some portions of downtown streets (James St, 5 <sup>th</sup> , 6 <sup>th</sup> Aves.). However, not a prominent object of view from these locations.	
2. <b>Coliseum Theater</b>	Located in retail core outside affected area; Visible from north edge of DOC 1 450 and DOC 2 300		<b>X</b> 5 <sup>th</sup> Ave			
3. <b>Immanuel Lutheran Church</b>	Located outside affected area in Cascade; visible from DMC zones on northern edge of Denny Triangle	<b>X</b> Bhy Kracke Park,	<b>X</b> I-5, Westlake Ave, Fairview Ave	<b>X</b> Cascade Playground (outside study area)	<b>X</b> Steeple is visible from portions of Denny Triangle, primarily because of open surface parking lots and low structures that currently occupy the area	

**Table L-3 (continued)**

LANDMARK	LOCATION (location in study area where landmark is located and/or visible)	Extent of landmark's visibility and context defining prominence				
		Visible from SEPA viewpoint or park	Visible at some locations on SEPA Scenic Route	Visible from public park not identified in SEPA	Prominent from right-of-way and visible from beyond immediate area due to special conditions of alignment, street grid change, etc.	Visible primarily from adjacent rights-of-way
4. <b>Seattle First Baptist Church</b>	Located outside affected area on First Hill, limited visibility from north central Denny Triangle				<b>X</b> Steeple is visible from portions of some streets in Denny Triangle	
5. <b>1<sup>st</sup> Avenue Group/ Waterfront Center</b>	Located in DMC 240 zone; visible from this zone and western edge of DOC 1 450		<b>X</b> Alaskan Way Viaduct			
6. <b>Times Square Building</b>	Located in DOC 2 300 zone; visible from DOC 2 300		<b>X</b> 5 <sup>th</sup> Ave, Westlake	<b>X</b> McGraw Square, Westlake Square	<b>X</b> The structure is visually prominent because it is surrounded by streets and located at a shift in the street grid near the downtown terminus of Westlake Ave.	
7. <b>Hoge Building</b>	Located in DOC 2 240 zone		<b>X</b> Alaskan Way Viaduct			
8. <b>McGraw Square</b>	Located in DOC 2 300; visible from DOC 2 300		<b>X</b> 5 <sup>th</sup> Ave, Westlake Ave		<b>X</b> McGraw Square, though small (.01 acres), is visually prominent because it is surrounded by streets and located at a shift in the street grid near the downtown terminus of Westlake Ave.	
9. <b>Queen Anne High School</b>	Located outside affected area on Queen Anne Hill; visible from DOC 2 300 and DMC zones in Denny Triangle	<b>X</b> Four Columns Park	<b>X</b> 5 <sup>th</sup> Ave, Westlake Ave, I-5		<b>X</b> Visible from First Hill along Boren Ave alignment passing through Denny Triangle	
10. <b>Guiry Hotel</b>	Located outside affected area in Belltown, visible from edge of DMC 240 zone					<b>X</b>
11. <b>Olympic Tower/ United Shopping Tower</b>	Located outside affected area in retail core; visible from DMC 240 zone		<b>X</b> 5 <sup>th</sup> Ave	<b>X</b> Westlake Park	<b>X</b> Visible for several blocks because of relative size and corner location	
12. <b>Rainier Club</b>	Located in DOC 1 450; visible from DOC 1 450		<b>X</b> 5 <sup>th</sup> Ave			<b>X</b>

**Table L-3 (continued)**

LANDMARK	LOCATION (location in study area where landmark is located and/or visible)	Extent of landmark's visibility and context defining prominence				
		Visible from SEPA viewpoint or park	Visible at some location on a SEPA Scenic Route	Visible from public park not identified in SEPA	Prominent from right-of-way and visible from beyond immediate area due to special conditions of alignment, street grid change, etc.	Visible primarily from adjacent rights-of-way
<b>13. Northern Bank and Trust/ Seaboard Bldg</b>	Located outside affected area in retail core; visible from DOC 1 450 and DOC 2 300		<b>X</b> 5 <sup>th</sup> Ave		<b>X</b> Visible for several blocks because of corner location and relation to Westlake Park	
<b>14. Bon Marche</b>	Located outside affected area in retail core; visible from DOC 1 450, DOC 2 300, and DMC 240		<b>X</b> 5 <sup>th</sup> Ave	<b>X</b> Westlake Park	<b>X</b> Visible for several blocks because of relative size, full block site, and relation to Westlake Park	
<b>15. Terminal Sales Bldg</b>	Located in DMC 240 zone; visible from DMC 240	<b>X</b> Victor Steinbrueck (Market) Park	<b>X</b> Alaskan Way Viaduct		<b>X</b> Visible for several blocks because of relative size, corner location, and location at shift in street grid	
<b>16. Summit School/ Northwest School</b>	Located outside affected area in Pike/Pine					<b>X</b> Located in area adjacent to downtown; not visible from study area
<b>17. Mann Building</b>	Located outside affected area in retail core; visible from DOC 1 450,					<b>X</b>
<b>18. Pacific Medical Center</b>	Located outside affected area on Beacon Hill; visible from DOC 1 450 and DOC 2 240	<b>X</b> Harborview Viewpoint, Alki Beach Park,	<b>X</b> I-5, Yesler Way, 5 <sup>th</sup> Ave,		<b>X</b> Highly visible from prominent location on top of Beacon Hill. Within study area, visible from 3 <sup>rd</sup> Avenue adjacent to City Hall Park and Prefontaine Place.	
<b>19. Wintonia Hotel</b>	Located outside affected area in Pike/Pine; visible from DOC 2 300 and DMC zones in Denny Triangle	<b>X</b> Four Columns Park	<b>X</b> I-5		<b>X</b> Visible from portions of some streets in Denny Triangle	
<b>20. Lyon Building</b>	Located in DOC 2 240 zone; visible from DOC 2 240 and DOC 1 450			<b>X</b> City Hall Park		
<b>21. Space Needle</b>	Located outside affected area in Seattle Center;	<b>X</b> SEPA specifies	<b>X</b> I-5, Olive	<b>X</b> Denny Park	<b>X</b> Visible along portions of	

LANDMARK	LOCATION (location in study area where landmark is located and/or visible)	Extent of landmark's visibility and context defining prominence				
		Visible from SEPA viewpoint or park	Visible at some location on a SEPA Scenic Route	Visible from public park not identified in SEPA	Prominent from right-of-way and visible from beyond immediate area due to special conditions of alignment, street grid change, etc.	Visible primarily from adjacent rights-of-way
	visible from locations in all zones	10 locations for protecting public views of the Space Needle, including: Alki Beach Park, Bhy Kracke Park, Gasworks Park, Hamilton Viewpoint, Kerry Park, Myrtle Edwards Park, Olympic Sculpture Park, Seacrest Park, Seattle Center and Volunteer Park.	Way, Elliott Ave, routes on Queen Anne, Alaskan Way Viaduct, 5 <sup>th</sup> Ave, Denny Way, Westlake Ave, Broad St, etc.		many downtown streets in both the Commercial Core and Denny Triangle	
<b>22. Camlin Hotel</b>	Located in DOC 2 300 zone; visible from DOC 2 300 and DMC zones in Denny Triangle	<b>X</b> Four Columns Park, Bhy Kracke Park, Gasworks Park	<b>X</b> I-5, Olive Way		<b>X</b> Current high visibility because of relative size and isolated location on block primarily occupied by surface parking	
<b>23. Frederick &amp; Nelson Building</b>	Located outside affected area in retail core; visible from DOC 1 450 and DOC 2 300		<b>X</b> 5 <sup>th</sup> Ave, Westlake	<b>X</b> Westlake Park		

**Summary of potential impacts.** The same assumptions and 3-D modeling illustrating potential future development under the four alternatives were used to identify the potential for impacts on view-protected landmarks. Also, a general survey was performed for conditions that would influence the visibility of a particular structure, such as topographic conditions, locations in relation to the study area, placement on streets, etc. Potential impacts of future development were considered and noted under each type of public location surveyed, with a general assessment of overall conditions provided in the far right column. At this stage of analysis, development under all alternatives was expected to have similar impacts. Three landmark structures were identified as having the greatest potential for impacts. Shaded on Table L-4, these include Queen Anne High School, the Camlin Hotel and the Terminal Sales Building. Because these structures were expected to experience the greatest level of impact, further analysis was conducted and included in the text of the EIS, providing a more detailed assessment of impacts under each alternative.

**Table L-4**  
**Impact Assessment of Alternatives of Views of Protected Landmarks**

<b>Landmark</b>	<b>Views from SEPA Viewpoints or Public Parks</b>	<b>Views from SEPA Scenic Route</b>	<b>Views from public park not identified in SEPA</b>	<b>Views from public street rights-of-way</b>	<b>General Assessment</b>
<b>Trinity Parish Church</b> 609 8 <sup>th</sup> Ave	No impact on views from Harborview Viewpoint from development under any alternative	No impact from development under any alternative on views from I-5 or 5 <sup>th</sup> Ave scenic routes	NA	Steeple visible from portions of James Street; no impact from Downtown development under any alternatives.	<b>No significant impact under any alternative</b>
<b>Coliseum Theater</b> 5 <sup>th</sup> Ave and Pike St	NA	No significant impact from development under any alternative on views from 5 <sup>th</sup> Ave Scenic Route	NA	Visibility from streets in vicinity not affected under any alternative	<b>No significant impact under any alternative</b>
<b>Immanuel Lutheran Church</b> 1215 Thomas St	No impact from development under any alternative on views from Bhy Kracke Viewpoint	NA	NA	Under all alternatives, development may block views from portions of some streets in the Denny Triangle where church is currently visible.	<b>View likely to be lost under all alternatives. However, views within Cascade neighborhood likely to be of primary significance and would not be affected by actions in study area.</b>
<b>Seattle First Baptist Church</b> 1121 Harvard Ave	NA	NA	NA	Under all alternatives, development may block views from portions of some streets in the Denny Triangle where steeple is now partially visible	<b>View likely to be lost, but not a significant view because of distance and steeple only partially visible</b>

**Table L-4 (continued)**

<b>Landmark</b>	<b>Views from SEPA Viewpoints or Public Parks</b>	<b>Views from SEPA Scenic Route</b>	<b>Views from public park not identified in SEPA</b>	<b>Views from public street rights-of-way</b>	<b>General Assessment</b>
<b>1<sup>st</sup> Ave Group/ Waterfront Center</b> 1 <sup>st</sup> Ave and Western Ave btwn Madison and Seneca Sts	NA	Potential view blockage under all alternatives of rear of some structures and front of National Building on portions of Alaskan Way scenic route	NA	Existing views of facades from portions of some streets in vicinity potentially blocked by development under all alternatives	<b>Potential minor impact under all alternatives</b>
<b>Times Square Building</b> 414 Olive Way	NA	No significant impact from development under any alternative on views from 5 <sup>th</sup> Ave and Westlake Scenic Routes	No impact from development under any alternative on Views from McGraw Square or Westlake Square	Under all alternatives, potential development on sites to the east will diminish existing views from Olive Way, Stewart Street and 6 <sup>th</sup> Ave.	<b>Potential minor impact under all alternatives on limited views from portions of some streets.</b>
<b>Hoge Building</b> 705 2 <sup>nd</sup> Ave	NA	No view blockage under any alternative from Alaskan Way scenic route	NA	No significant impacts from development under any alternative on views from streets in the vicinity	<b>No significant impact under any alternative</b>
<b>McGraw Square</b> 5 <sup>th</sup> Ave, Westlake Ave, and Stewart St	NA	No significant impact from development under any alternative on views from 5 <sup>th</sup> Ave and Westlake Scenic Routes	No impact under any alternative on Views from Westlake Square	Under all alternatives, potential development on sites to the east will diminish existing views from Olive Way, Stewart Street and 6 <sup>th</sup> Ave.	<b>Potential minor impact under all alternatives on limited views from portions of some streets.</b>
<b>Queen Anne High School</b> 215 Galer St	Development under all alternatives likely to obstruct views from Four Columns Park	Potential additional view blockage from portions of Westlake Avenue.	Views from Pike/Pine/Boren Park likely to be diminished or lost by development under all alternatives.	Under all alternatives, development may block views from portions of some streets where school is currently visible. Shifts in street grid prevent continuous views aligned with street rights-of-way.	<b>Potential impact under all alternatives</b>
<b>Guiry Hotel</b> 2101-2105 1/2 1 <sup>st</sup> Ave	NA	NA	NA	No impact from development under any alternative on views from streets in vicinity	<b>No significant impact under any alternative</b>
<b>Olympic Tower</b> 217 Pine Street	NA	No impact from development under any alternative on views from 5 <sup>th</sup> Ave Scenic Route	No impact from development under any alternative on views from Westlake Park	No impact from development under any alternative on views from streets in vicinity	<b>No significant impact under any alternative</b>

**Table L-4 (continued)**

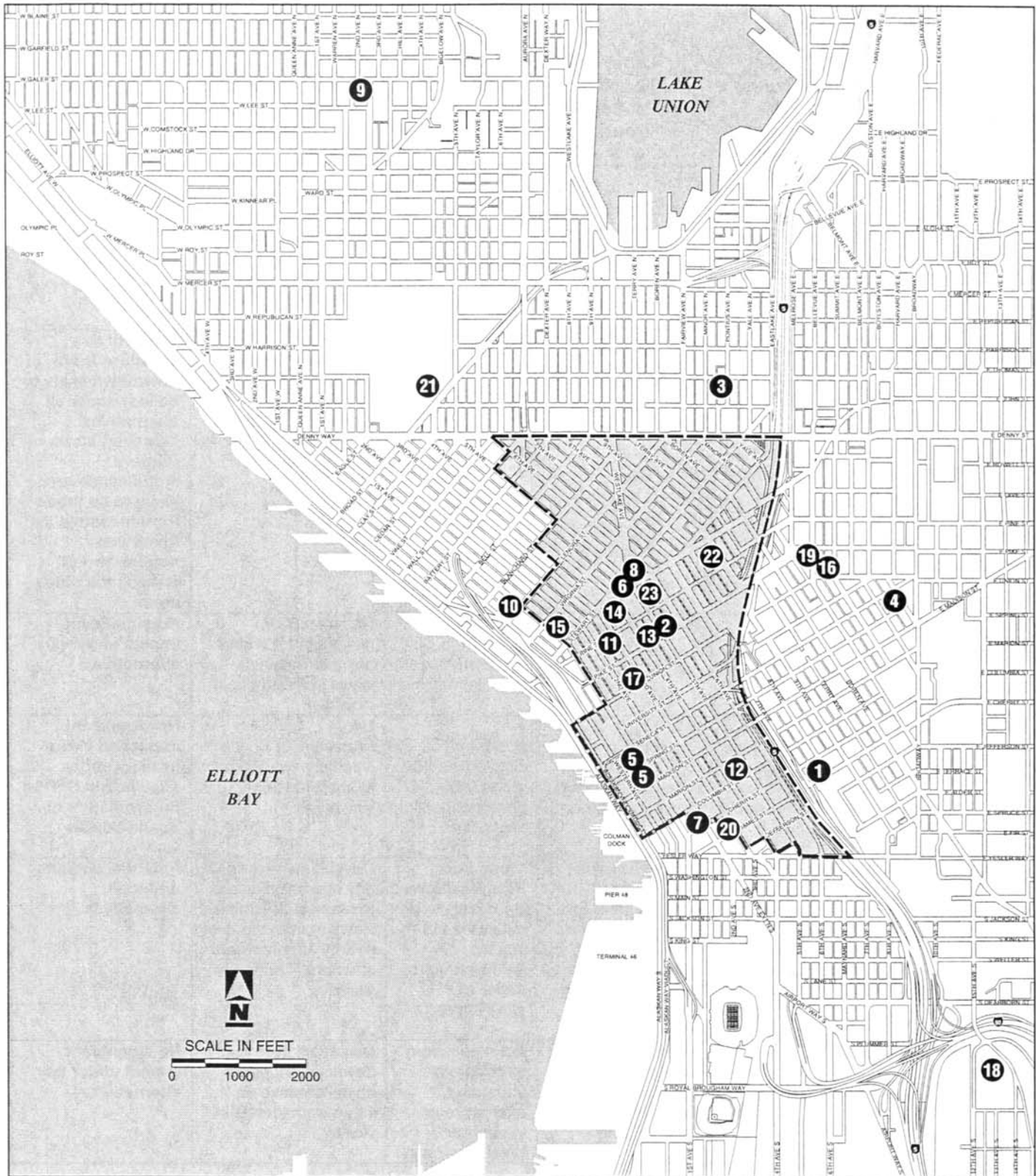
<b>Landmark</b>	<b>Views from SEPA Viewpoints or Public Parks</b>	<b>Views from SEPA Scenic Route</b>	<b>Views from public park not identified in SEPA</b>	<b>Views from public street rights-of-way</b>	<b>General Assessment</b>
<b>Rainier Club</b> 810 4 <sup>th</sup> Ave	NA	Limited, incidental views of side and rear facades from 5 <sup>th</sup> Ave Scenic Route may be diminished from development under any alternative	NA	Existing views of structure from portions of some streets may be diminished by development under any alternative	<b>No significant impact under any alternative. The structure's visual prominence will continue to diminish as larger buildings are built on adjacent sites. However, the contrast in scale will likely increase the impact of remaining views.</b>
<b>Northern Bank and Trust/Seaboard Bldg.</b> 1506 Westlake Ave	NA	No impact from development under any alternative on views from 5 <sup>th</sup> Ave Scenic Route	No impact from development under any alternative on views from abutting Westlake Park	No impact from development under any alternative on views from streets in vicinity	<b>No significant impact under any alternative</b>
<b>Bon Marche</b> 300 Pine St	NA	No impact from development under any alternative on views from 5 <sup>th</sup> Ave Scenic Route	No impact from development under any alternative on views from Westlake Park	No impact from development under any alternative on views from streets in vicinity	<b>No significant impact under any alternative</b>
<b>Terminal Sales Building</b> 1932 1 <sup>st</sup> Ave	Views of structure from Victor Steinbrueck Park remain under all alternatives; prominence of structure may diminish as larger development occurs on nearby sites.	Views of structure from Alaskan Way Viaduct Scenic Route remain under all alternatives; prominence of structure may diminish as larger development occurs on nearby sites.	NA	Existing views of structure from portions of some streets (primarily Virginia St. and 2 <sup>nd</sup> Ave) may be diminished by future development under any alternative	<b>Prominence of structure may diminish as future development occupies adjacent sites.</b>
<b>Summit School/ Northwest School</b> 1415 Summit Ave	NA	NA	NA		<b>No significant impact under any alternative; not visible from study area</b>
<b>Mann Building</b> 1411 3 <sup>rd</sup> Ave	NA	NA	NA	No impact from development under any alternative on views from streets in vicinity	<b>No significant impact under any alternative</b>

**Table L-4 (continued)**

<b>Landmark</b>	<b>Views from SEPA Viewpoints or Public Parks</b>	<b>Views from SEPA Scenic Route</b>	<b>Views from public park not identified in SEPA</b>	<b>Views from public street rights-of-way</b>	<b>General Assessment</b>
<b>Pacific Medical Center</b> 1200 12 <sup>th</sup> Ave S	No impact from development under any alternative on views from Harbor-view Viewpoint or Alki Beach Park	NA	Not visible from City Hall Park	No blockage of views from 3 <sup>rd</sup> Avenue due to changes in study area; view alignment passes through Pioneer Square and ID outside the study area.	<b>No significant impact under any alternative</b>
<b>Wintonia Hotel</b> 1431 Minor Ave	NA	NA	NA	Views of structure from some streets in Denny Triangle likely to be lost or diminished by future development under any alternative	<b>Views of this structure from downtown likely to be lost under all alternatives. However, views of primary significance are likely to be those from locations in Pike/Pine neighborhood outside the study area.</b>
<b>Lyon Building</b> 607 3 <sup>rd</sup> Ave	NA	NA	No impact on views from City Hall Park under any alternative	No impact from development under any alternative on views from streets in vicinity	<b>No significant impact under any alternative</b>
<b>Space Needle</b> Seattle Center, 219 4 <sup>th</sup> Ave N	No impact under any alternative from locations specified in SEPA for protection of Space Needle views.	NA Protection of Space Needle views limited to specified public viewpoints.	NA Protection of Space Needle views limited to specified public viewpoints.	NA Protection of Space Needle views limited to specified public viewpoints.	<b>No significant impact on views from locations specified in SEPA for protection of Space Needle views.</b>
<b>Camlin Hotel</b> 1619 9 <sup>th</sup> Ave	Development under all alternatives likely to obstruct views from Four Columns Park, Bhy Kracke Park and Gasworks Park	Structure visible along some portions of I-5 and Olive Way Scenic Routes. These views likely to be lost or diminished under any alternative	Views from Pike/Pine/Boren Park likely to be diminished or lost by development under all alternatives.	Development under any alternative likely to obstruct or diminish views from portions of nearby streets where structure is currently visible.	<b>Potential impact under all alternatives</b>
<b>Frederick and Nelson Building</b> 500-524 Pine St	NA	No impact from development under any alternative on views from 5 <sup>th</sup> Ave Scenic Route	No impact from development under any alternative on views from Westlake Park	No impact from development under any alternative on views from streets in vicinity	<b>No significant impact under any alternative</b>

Source: SPO, 2001





SEPA View Protected Landmarks (SMC 25.05.675 P.2.b.)

FIGURE L-2

**Affected Area**

1. Trinity Parish Church
2. Coliseum Theater
3. Immanuel Lutheran Church
4. Seattle First Baptist Church
5. 1st Avenue Group/Waterfront Center

6. Times Square Building
7. Hoge Building
8. McGraw Square
9. Queen Anne High School
10. Guiry Hotel
11. Olympic Tower
12. Rainier Club
13. Seaboard Building

14. Bon Marche
15. Terminal Sales Building
16. Summit School
17. Mann Building
18. Pacific Medical Center
19. Wintonia Hotel
20. Lyon Building
21. Space Needle

22. Camlin Hotel
23. Frederick and Nelson Building

© 2001 City of Seattle.  
all rights reserved. No warranties of any sort,  
including accuracy, fitness or merchantability,  
accompany this product.